

Bountiful City
Administrative Committee Minutes
April 8, 2013
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Members - John Marc Knight and Lloyd Cheney;
Assistant Planner – Scott Holtry; and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:05 pm and all present introduced themselves.
2. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for a lawn care business at 1181 E. 2050 S., Greenscapes Lawn and Landscaping, Tyler Roberts, applicant.

Mr. Roberts was present. Scott Holtry presented the staff report.

The applicants' home is in a Residential Single-Family R-3 zone. The applicant has no employees that would congregate at the home. No signs would be placed on the home or the property. Equipment used would be a mower, blower, edger, and a trailer. Equipment would be stored behind a gate on the east side of the home. The applicant will also provide a granular fertilizer that would be kept in the garage.

Based on the findings, staff recommends approval of a Conditional Use Permit with the following conditions:

1. The applicant is to keep a current Bountiful City Home Business license while operating the business.
2. The applicant is to continually comply with the requirements in the Bountiful City Code concerning a Home Occupation Businesses. (14-17-105)
3. This Conditional Use Permit is just for these applicants at this site and is not transferable.

Chairman Jensen opened and closed the Public Hearing without any comments.

Mr. Knight made a motion to approve the Conditional Use Permit to allow for a home lawn care business at 1181 E. 2050 S., Greenscapes Lawn and Landscaping, Tyler Roberts, applicant as set forth by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

3. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for a Home Occupation Lawn Care business at 310 N 400 E, Travis and Nathan Baetz applicant.

The applicants' home is in a Residential Single-Family R-4 zone. The applicants have no employees that would congregate at the home. No signs would be placed on the home or the property. Equipment used would be a mower, aerator, power rake, edger, trimmer, and a trailer. Equipment would be stored in a shed on the back of the property. No chemicals will be used or stored.

Based on the finding, staff recommends approval of a Conditional Use Permit with the following conditions:

1. The applicant is to keep a current Bountiful City Home Business license while operating the business.

2. The applicant is to continually comply with the requirements in the Bountiful City Code concerning a Home Occupation Businesses. (14-17-105)
3. This Conditional Use Permit is just for these applicants at this site and is not transferable.

Chairman Jensen opened and closed the Public Hearing without any comments. It was noted that Darlene Baetz, recording secretary, is related to the applicants.

Staff discussed the importance for the business to be transparent to the community.

Mr. Cheney made a motion to approve the Conditional Use Permit to allow for a home lawn care business at 310 N. 400 E., Travis and Nathan Baetz, applicants, as set forth by staff. Chairman Jensen seconded the motion. Voting passed 3-0 in favor.

4. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for a Home Occupation Lawn Care business at 2374 S Davis Blvd, Kerry Peart, applicant.

The applicants' home is in a Residential Single-Family R-4 zone. The applicant has no employees that would congregate at the home. No signs would be placed on the home or the property. Equipment used would be a mower, aerator, power rake, and a trailer. Equipment would be stored in an in-closed trailer parked in the driveway. No chemicals will be used or stored.

Based on the finding, staff recommends approval of a Conditional Use Permit with the following conditions:

1. The applicant is to keep a current Bountiful City Home Business license while operating the business.
2. The applicant is to continually comply with the requirements in the Bountiful City Code concerning a Home Occupation Businesses. (14-17-105)
3. This Conditional Use Permit is just for these applicants at this site and is not transferable.

Chairman Jensen opened and closed the Public Hearing without any comments.

Mr. Knight made a motion to approve the Conditional Use Permit to allow for a home lawn care business at 2374 S. Davis Blvd, Peartfection, Kerry Peart, applicant, as set forth by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. Consider approval of a Conditional Use Permit letter, in written form, for solar panels at 253 S. 200 E., OddJob Investments, LLC, Allen G. Larsen, applicant.

Mr. Knight made a motion to approve the Conditional Use Permit letter, in written form, to allow for solar panels at 253 S. 200 E., Odd Job Investments, LLC, Allen G. Larsen, applicant as written. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

Staff discussed the appeal process for the neighbors of 253 S. 200 E., Odd Job Investments, LLC, Allen G. Larsen. The appeal will be open for 14 days from April 8, 2013 thru April 21, 2013.

6. Chairman Jensen ascertained there were no other items to discuss. Mr. Knight made a motion to adjourn. Mr. Cheney seconded the motion. The meeting was adjourned at 5:17 pm.